

Local Market Update – April 2021

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Kiawah

Area 25

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	2	7	+ 250.0%	28	32	+ 14.3%
Closed Sales	4	16	+ 300.0%	12	36	+ 200.0%
Median Sales Price*	\$1,220,000	\$1,131,250	- 7.3%	\$1,100,000	\$1,555,000	+ 41.4%
Average Sales Price*	\$1,182,500	\$2,109,219	+ 78.4%	\$1,236,208	\$1,943,133	+ 57.2%
Percent of Original List Price Received*	75.7%	99.1%	+ 30.9%	77.6%	97.0%	+ 25.0%
Days on Market Until Sale	318	63	- 80.2%	271	111	- 59.0%
Inventory of Homes for Sale	69	13	- 81.2%	--	--	--

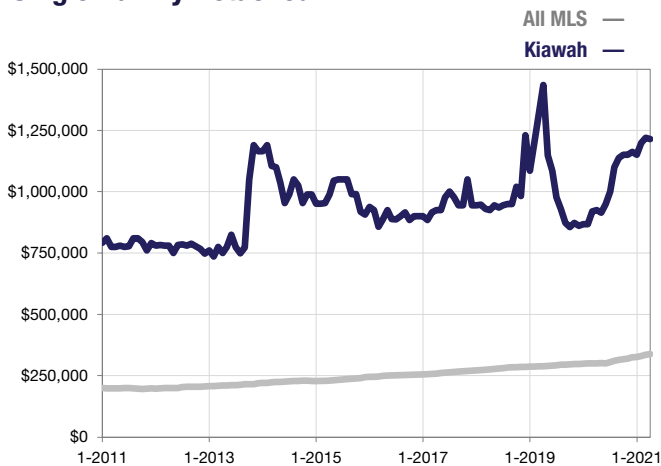
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	22	22	0.0%
Closed Sales	2	5	+ 150.0%	8	26	+ 225.0%
Median Sales Price*	\$322,500	\$550,000	+ 70.5%	\$321,950	\$517,500	+ 60.7%
Average Sales Price*	\$322,500	\$573,800	+ 77.9%	\$349,863	\$616,115	+ 76.1%
Percent of Original List Price Received*	91.5%	99.7%	+ 9.0%	92.7%	97.2%	+ 4.9%
Days on Market Until Sale	382	16	- 95.8%	275	77	- 72.0%
Inventory of Homes for Sale	37	2	- 94.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

